

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 106

January 28, 2023

SUMMARY OF BILL: Limits, to no more than two times in a calendar year, the number of times that a developer, business entity, or individual working on behalf of the developer or business entity may contact a property owner to make an unsolicited offer to buy the property owner's property. Requires a developer, business entity, or individual working on behalf of the developer or business entity to provide the property owner with specified contact information prior to making an unsolicited offer.

Authorizes a property owner who believes a developer or business entity has violated the limitation to submit a complaint to the Consumer Affairs Division in the Office of the Attorney General (AG). Authorizes a court to assess a fine up to \$500 per violation as well as other reasonable costs and expenses.

FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Any increase in the number of complaints handled by the AG is estimated to be not significant and can be handled by existing staff during normal work hours.
- Committing an unfair or deceptive practice under the *Consumer Protection Act of 1977* is a Class B misdemeanor offense.
- There will not be a sufficient number of prosecutions for state or local government to experience any significant increase in revenue or expenditures.
- Any additional AG duties resulting from the proposed legislation will be absorbed using existing resources.
- Any additional workload on the courts, as a result of this legislation, can be accommodated within existing resources and personnel.
- Based on the Fiscal Review Committee's 2008 study and the Administrative Office of the Courts' 2012 study on collection of court costs, fees, and fines, collection in criminal cases is insignificant. The proposed legislation will not significantly change state or local revenue.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumption:

- Any impact to commerce or jobs in Tennessee is estimated to be not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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